



Connells

Renfrew Road
Ipswich



Property Description

Located in the sought after North East of Ipswich Connells are pleased to offer for sale this extended semi-detached family home. The property comprises of three bedrooms, two reception rooms, utility area, ground floor shower room and first floor bathroom, a generously sized rear garden and has off-road parking.

The property is located for access to both primary and secondary schools as well as access to the hospital, local shopping and Ipswich town itself.

Ipswich has a cutting-edge theatre and arts scene, many schooling facilities, cosy Suffolk pubs, and a vibrant community of independent stores. Ipswich also has the benefit of being home to a mainline railway station that gives direct access into London Liverpool Street, Cambridge, Norwich and many more destinations.

It also benefits from a rejuvenated waterfront Marina which boasts many restaurants, bars and cafes.

Entrance Porch

Accessed via entrance door, wood effect vinyl flooring, storage cupboard and door giving access to:

Entrance Hall

Wood effect vinyl flooring, radiator, smooth ceiling, storage cupboard and door giving access to:

Sitting Room

15' 6" into bay x 13' 6" max (4.72m into bay x 4.11m max)

Upvc double glazed bay window to front, wood effect vinyl flooring, smooth ceiling and an access to:

Dining Room

8' 5" x 8' 1" (2.57m x 2.46m)
Upvc double glazed window to rear, radiator, wood effect vinyl flooring, smooth ceiling and door giving access to:

Kitchen

11' x 8' 5" (3.35m x 2.57m)
Upvc double glaze window to rear, 1 1/2 bowl sink with mixer tap inset into roll edge work surfaces with cupboards and drawers under and matching above, tiled splash back's, tile effect vinyl flooring, space for cooker, space for fridge freezer, pantry cupboard with lighting and access to:

Utility Area

Space and plumbing for washing machine, roll edge work top with cupboards under and above, tiled splash backs, tiled flooring, upvc double glazed patio door giving access to the rear garden and door giving access to:

Ground Floor Shower Room

Upvc double glazed window to side, fully tiled shower cubicle with rainfall shower head, smooth ceiling, vanity wash hand basin, chrome heated towel rail, low-level w/c, tiled flooring and tiled walls.

First Floor Landing

Upvc double glazed window to rear, airing cupboard housing wall mounted boiler, wood effect flooring, smooth ceiling giving loft access and doors to:

Bedroom One

12' 9" max x 11' 5" max (3.89m max x 3.48m max)

Upvc double glazed window to front, fitted double wardrobe, radiator and smooth covered ceiling.

Bedroom Two

11' 5" into door recess x 9' 10" (3.48m into door recess x 3.00m)

Upvc double glazed window to front, wood effect flooring, smooth ceiling and built-in storage cupboard.

Bedroom Three

9' 7" x 8' 7" (2.92m x 2.62m)

Upvc double glazed window to rear, radiator and storage cupboard.

Bathroom

Upvc double glazed window to rear, shaped and panel bath, pedestal wash hand basin, low-level w/c, part tiled walls, radiator and extractor fan.

Outside

To the front of the property there is a drive providing off-road parking for several vehicles and gated side access to the rear garden.

The rear garden is mainly laid to lawn with a variety of fruit trees, there is outdoor lighting, a covered patio area, a paved patio area and shed to remain.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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6 Princes Street
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EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/ICH312481

Tenure: Freehold



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